

CROSSROADS FINANCIAL GROUP, LLC
6001 Broken Sound Parkway NW, Suite 620
Boca Raton, Florida 33487

February 3, 2022

VIA OVERNIGHT MAIL

1014 Tullamore Pl
Alpharetta, GA 30022
Attn: Christopher Ivan Prescott

Re: Notice of Default and Demand for Payment

Ladies and Gentlemen:

Reference is made to the Guaranty Agreement dated as of October 16, 2019 (as amended or modified from time to time, the "Guaranty"), made by Christopher Ivan Prescott ("Guarantor") in favor of Crossroads Financial Group, LLC (as successor by assignment from Crossroads Financing, LLC and hereinafter referred to as "Lender"). Reference is further made to the Loan and Security Agreement dated as of October 16, 2019 (as amended or modified from time to time, the "Loan Agreement"), by and between Home Décor Liquidators, LLC ("Borrower") and Lender. Capitalized terms used and not otherwise defined herein shall have the meaning given to them in the Guaranty.

Pursuant to the Guaranty, you agreed to be liable for the due and punctual payment of the obligations owing from Borrower to Lender (the "Guarantied Obligations"). As you are aware, one or more Events of Default (collectively, the "Specified Default") have occurred and are continuing under the Loan Agreement.

As a result of the occurrence and continuance of the Specified Default, Lender hereby demands that Guarantor immediately pay to Lender the Guarantied Obligations owing by Guarantor to Lender. As of the date hereof, the aggregate principal amount of the Guarantied Obligations owing by Guarantor to Lender is not less than \$1,663,423.60 plus all accrued but unpaid interest, fees, costs and expenses.

In the event Lender does not receive repayment in full of the Guarantied Obligations within five (5) business days of this letter, Lender may have no choice but to exercise one or more rights or remedies available to it under the Guaranty, applicable law or otherwise as a result of the occurrence of the Specified Default, including, without limitation, the right of Lender to commence legal proceedings.

Lender hereby specifically reserves all of the rights and remedies available to Lender under the Guaranty, applicable law or otherwise as a result of the occurrence of the Specified Default. Any delay by Lender in pursuing any of its rights or remedies as a result of the occurrence of the Specified Default or any other Event of Default should not be deemed a waiver thereof or of any of such rights or

remedies, all of which shall remain in full force and effect and shall not be deemed to be waived, impaired, estopped, diminished or prejudiced in any manner.

The sending of this notice shall not be construed to limit Lender's right to act without any other or further notice to Guarantor in accordance with the terms of the Guaranty and applicable law. Guarantor is not entitled to rely upon any verbal statements made or reported to be made by Lender or on its behalf in connection with any alleged agreement by Lender to refrain from exercising any of its rights or remedies under the Guaranty or applicable law.

Very truly yours,

CROSSROADS FINANCIAL GROUP, LLC

By: 

Name: Patricia Sherry

Title: Director of Underwriting and Portfolio

ORIGIN ID: BCTA (561) 995-2665
 TRICIA SHERRY
 CROSSROADS FINANCIAL, LLC
 6001 BROKEN SOUND PARKWAY NW
 SUITE 620
 BOCA RATON, FL 33487
 UNITED STATES US

SHIP DATE: 03FEB22
 ACTWGT: 0.25 LB
 CAD: 103745648/INET 4460
 BILL SENDER

TO CHRISTOPHER PRESCOTT

1014 TULLAMORE PLACE

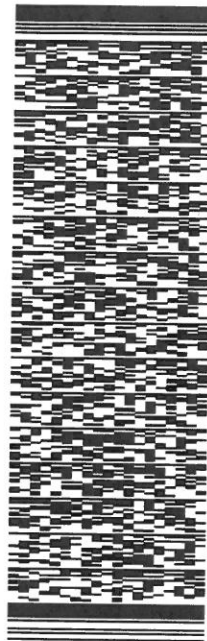
ALPHARETTA GA 30022

(770) 681-4191

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PO:

DEPT:



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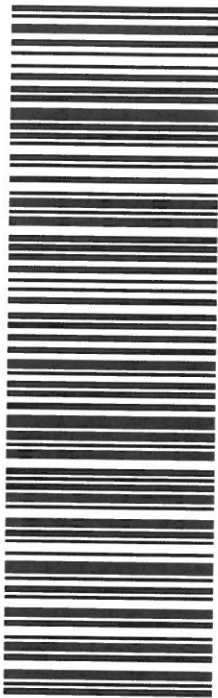
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STANDARD OVERNIGHT

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30022
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